

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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**MID-COLUMBIA HOUSING  
AUTHORITY PLAN**

**5 Year Plan for Fiscal Years 2005 - 2009**  
**Annual Plan for Fiscal Year 2005**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**PHA Plan**  
**Agency Identification**

**Mid-Columbia Housing Authority**  
**PHA Number:** OR026

**PHA Fiscal Year Beginning: (07/01/2005 )**

**Public Access to Information**

Mid-Columbia Housing Authority  
Main Administrative Office  
312 Court Street – Suite 419  
The Dalles, Oregon 97058

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA for serving the needs of low income, very low-income, and extremely low income is the same as that of the Department of Housing and Urban Development: **"To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination."**
- ☐ The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers:
  - ☐ Reduce public housing vacancies:
  - ☐ Leverage private or other public funds to create additional housing opportunities:
  - ☐ Acquire or build units or developments
  - ☒ Other – Support the development of other affordable housing units in the District.
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☐ Improve public housing management: (PHAS score)
  - ☒ Maintain or improve housing voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction:
  - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ **PHA Goal: Increase assisted housing choices**

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☒ Other:
  1. Provide homeownership counseling
  2. Participate in Latino Homeownership Fair
  3. Support efforts to expand homeownership opportunities for low to moderate income families

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☐ **PHA Goal: Provide an improved living environment**

Objectives: NA (No Public Housing)

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Depending on employment opportunities available, increase the number or percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other:

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☒ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Mid-Columbia Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. Mid-Columbia Housing Authority will utilize the Housing Voucher Program as the primary means to provide affordable housing free from discrimination to low income, very low income and extremely low income households throughout the district. We will actively work with community partners to improve economic opportunity for low income, very low income and extremely low income households to improve the livability of our community.

We have adopted the following goals for the next five years.

1. Expand the supply of assisted Housing
2. Improve the quality of assisted housing
3. Increase housing choices
4. Promote self-sufficiency and asset development of assisted households
5. Ensure Equal Opportunity and affirmatively further fair housing objectives

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.:

In summary, we are on course to improve the livability in the Mid-Columbia service district by providing opportunities for decent affordable housing to persons of lower income.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Page #

**SECTION 8 HOUSING ONLY**  
**TABLE OF CONTENTS**

---

Executive Summary	i
Housing Needs	5
Financial Resources	11
Eligibility, Selection, and Admissions	18
Rent Determination	25
Operation and Management	27
Grievance Procedures	29
Homeownership	36
Community Service and Self-Sufficiency	36
Civil Rights Certification	46
Audit	46
Resident and Public Comments	
Consistency with Consolidated Plan	

**Copies of any information not physically included with this document can be reviewed in the Main Office of the Mid Columbia Housing Agency at 312 Court Street – Suite 419, The Dalles, Oregon 97058.**

# 5-YEAR PLAN

## PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☐ FY 2000 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

### Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ FY 2000 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	<b>Section 8 rent determination (payment standard) policies</b> <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	<b>Section 8 informal review and hearing procedures</b> <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan (Addendum)	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”  
Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction –  Hood River, Wasco, Sherman Counties – Oregon  by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1681	5	3	3	2	4	2
Income >30% but <=50% of AMI	1960	5	3	3	2	3	2
Income >50% but <80% of AMI	2796	4	2	2	2	2	1
Elderly 1 & 2 Person households	4308	5	3	3	4	1	2
Families with Disabilities		5	5	5	5	2	2
Psychiatric	705						
Alcohol/Drug Addiction	3824						

	Total/VLI	Afford.					
<b>Black</b>							
Hood River	111/4						
Wasco	99/4						
Sherman	6/0						
<b>Hispanic**</b>		5	5	5			
Hood River	4778/366						
Wasco	1830/154						
Sherman	53/20						
<b>Native American</b>							
Hood River	238/19						
Wasco	944/4						
Sherman	33/0						
<b>Asian</b>							
Hood River	493/19						
Wasco	350/4						

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

Sherman	15/0						
TOTAL POPULATION		% of Pop					
Hispanic( All races)	6661	14.8%					
Black	216	<1%					
American Indian	1215	2.7%					
Asian/Pacific Isl.	858	1.9%					

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year 2001-2005
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) 2000
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☐ Other sources: (list and indicate year of information)

Report on Poverty – Oregon Housing & Community Services 2004  
Housing Advisory Plan 2005-2010 - Housing Advisory Council to the Governor  
Mid-Columbia Economic Development District Statistics from 2000 Census

**B. Housing Needs of Families on the Public Housing and Section 8  
Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	342		170
Extremely low income <=30% AMI	248	73%	
Very low income (>30% but <=50% AMI)	67	20%	
Low income (>50% but <80% AMI)	27	8%	
Families with children	199	58%	
Elderly families	100	29%	
Families with Disabilities	119	35%	
Race/ethnicity Black	7	2%	
Race/ethnicity American Indian	14	4%	
Race/ethnicity Asian	3	1%	
Race/ethnicity Hispanic	29	8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<b>Housing Needs of Families on the Waiting List</b>			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? NA Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase program utilization based on either (A) # of units leased up to the baseline provided in the ACC or (B) % of budget authority
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ Other (list below)  
Maintain or increase Section 8 leaseup rates by providing factual data in file to prospective owners and screening for drug and criminal activity as required.

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available  
☐ Leverage affordable housing resources in the community  
☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance;  
☒ Other: (list below) Support the development of affordable housing to meet special housing needs of very low income households in the district by community-based non profit and for profit organizations.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing  
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance  
☐ Employ admissions preferences aimed at families with economic hardships  
☐ Adopt rent policies to support and encourage work  
☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working  
☐ Adopt rent policies to support and encourage work  
1. Other: Employ admissions preferences aimed at families who are working or making progress on obtaining employment for Special Set Aside Welfare to Work Housing Vouchers

**Need: Specific Family Types: The Elderly**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: Local preference for elderly/disabled over non-elderly/disabled who qualify for the zero bedroom or one bedroom units.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below) Support the development of special needs housing for extremely low income persons with disabilities by other community based organizations.
- ☒ Local preference for elderly/disabled persons over non-elderly/disabled persons who qualify for zero bedroom or one-bedroom units.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to Hispanic and Native Americans shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: Information and education to owners

**Other Housing Needs & Strategies: (list needs and strategies below)**

1. Assist participants who have difficulty obtaining/retaining decent housing due to bad credit or rental history, inability to comply with lease terms. Encourage participation in "Renter Education " classes.

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. <b>Federal Grants</b>		

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,254,496 HAP 346,632 Admin	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Family Self-Sufficiency Grants	\$43,571 FSS \$35,412 HO	
h) Community Development Block Grant		
i) HOME	\$32,500 Oregon	Tenant Based Assistance – to households who are homeless or at risk of homelessness
Other Federal Grants (list below)		
<b>Shelter Plus Care</b>		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$2,712,611</b>	

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>

**3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

**(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☐ Three or More

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- ☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☐ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing
- ☐ Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA-resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

If selected, list targeted developments below:

- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing  
☐ Actions to improve the marketability of certain developments  
☐ Adoption or adjustment of ceiling rents for certain developments  
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing  
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts  
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts  
☐ List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity
- ☒ Other Upon written request, Mid-Columbia Housing Agency will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms, including claims for damage, or any history of drug trafficking.

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☒ PHA main administrative office
- ☒ Other –
- ☒ Applications may be downloaded from the Internet  
[www.Mid-ColumbiaHousingAuthority.org](http://www.Mid-ColumbiaHousingAuthority.org)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**(3) Search Time**

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Family must demonstrate that they have made an active search for housing.

Medical reasons or other emergency situations

**(4) Admissions Preferences**

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s).

Also refer to Administrative Plan Section 5.2      Preferences

The Mid-Columbia Housing Agency will select families based on the following preferences.

- a. Elderly, and Disabled or Displaced singles receive priority over other applicants who are eligible for the same size unit.**
  - b. Mental Health Preference.** Ten (10) households who meet the definition of “mentally or emotionally disabled” or those who have **completed treatment for alcohol or drug addiction** will be given preference for Section 8 assistance, provided they are receiving comprehensive mental health services designed to improve his/her situation and to increase self-sufficiency. Participation in such a comprehensive mental health program must be documented with a letter from the local mental health department.
  - c. Survivors of Domestic Violence** – Twelve (12) households per year or approximately one household per month who is verified to be displaced by domestic violence.
  - d. Elderly requiring comprehensive services** Twelve (12) households who meet the definition of elderly and require comprehensive services and reside in housing especially designed for elderly in which they can receive such services will receive local preference for admission to the Section 8 Voucher Program.
3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

[2]      Date and Time

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- [1] Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- [1] Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- [1] Other preference(s) All preferences have equal weight

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☒ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- ☒ Through published public notices and public service announcements

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ Other. –  
Communication with community partners

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- ☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

☐ Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard) –

**Note: It may be necessary to change Payment Standards with appropriate public notice during the fiscal year if published FMRS change or if funding is reduced or capped.**

**Mid-Columbia has set most PS at 100% FMR but have some submarkets below 100% of FMR and some up to 110 FMR.**

- ☒ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below)-  
to provide equal access to housing that can accommodate persons with disabilities,

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or sub-market
- ☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ To increase housing options for families
- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ Other (list below)  
Reduce impact to assisted families due to significant changes in published FMRs

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually  
☐ Other (list below) – As

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families  
☒ Rent burdens of assisted families  
☒ Other (list below)  
Size and quality of units rented compared to rent level

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0  
\$1-\$25  
☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ A brief description of the management structure and organization of the PHA follows:  
The Mid-Columbia Housing Authority and Columbia Gorge Housing Authority were organized to administer the HUD Section 8 Program, previously operated by the Mid-Columbia Economic Development District.

FY 2004 was the first 12 month period of operation. The Columbia Gorge Housing Authority contracts with Mid-Columbia Housing Authority to administer the Section 8 Program. Columbia Gorge Housing Authority has no staff of their own. There are two separate boards that meet jointly as needed up to 4 times per year. One position on MCHABoard is reserved for a Section 8 Participant.

One elected official from each County serves or appoints two additional representative to serve on the Board of Commissioners in the Mid-Columbia. Housing Authority services Oregon Counties of , Hood River, Wasco and Sherman Counties. The Board consists of 9 members plus the Resident Commissioner.

The Joint City County Housing Authority in Washington includes the City of Goldendale, Klickitat and Skamania Counties. The Columbia Gorge Housing Authority is exempt from the Resident Commissioner requirement. The Executive Director for Mid-Columbia Housing Authority has responsibility for day-to-day operations and reports to the Board of Commissioners for each Housing Authority.

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers	522	150
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program		

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

(PHDEP)		
Other Federal Programs(list individually)		
Shelter +Care		
Home TBA	10	10

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (Administrative Plan)

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☐ PHA main administrative office
  - ☐ PHA development management offices
  - ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**B. Section 8 Tenant-Based Assistance**

- 1 ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982? **MCHA has met the federal requirements for informal hearing procedures.**

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☒ PHA main administrative office  
☐ Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan Attachment (state name)

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☐ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- ☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

**8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

**2. Activity Description**

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD  
FY 1996 HUD Appropriations Act**

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description  
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

<div style="text-align: right;">question)</div> <div><input type="checkbox"/> Other (explain below)</div>
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <div><input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</div>
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <div><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:     ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:     ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)</div>

<b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>
---

<b>C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937</b>
---

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

**2. Activity Description**

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1 ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

**2. Program Description:**

**a. Size of Program**

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

**b. PHA-established eligibility criteria**

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

**1. Cooperative agreements:**

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 5/31/99

**2. Other coordination efforts between the PHA and TANF agency (select all that apply)**

☒ Client referrals

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

**b. Economic and Social self-sufficiency programs**

- ☒ Yes   No:   Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

**Services and Programs**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self Sufficiency</i>	25			<i>Section 8</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	18	25 6/30/2004

- b. ☒ Yes ☐ No: The PHA is exceeding the program size required by HUD. If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)  
Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies  
☒ Informing residents of new policy on admission and reexamination

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

**18. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board Recommendations**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached at Attachment (File name)
- ☒ Provided below: See Minutes at the end of this document
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

Other: (list below) Changed portions of our procedures and administrative plan and internal procedures:

**B. Description of Election process for Residents on the PHA Board**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☒ Candidates could be nominated by any adult recipient of PHA assistance
- ☒ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☒ Other: (All Section 8 Participants invited to participate on the Resident Advisory Board and attend meetings). Public Service Announcements were made on the radio inviting residents to attend and written invitations were made to residents. The residents present at the RAB meeting on February 25, 2005 nominated Lester Troeh to continue to represent Section 8 on the Board.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☒ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Oregon State. )

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.(list below)

☐ Other: (list below)

- ☒4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Signed certificate of consistency with PHA plan.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**C. Other Information Required by HUD**  
**Resident Advisory Board Roster**  
**Mid-Columbia Housing Authority – Columbia Gorge**  
**Housing Authority**

<u>First Name</u>	<u>Last Name</u>	<u>Address 1</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>TELEPHONE</u>
STEVEN	BELL	LYLE	WA	98635		
KAREN	BLOCK	2106 E 13TH ST	THE DALLES	OR	97058	541 296-1387(U)
PENNY	BOYD	1020 E 11TH ST	THE DALLES	OR	97058	541 298-4771
NANCY	BROWN	PO BOX 752	CARSON	WA	98610	509-427-7504
JEWELL	CULLEY	1711 W 13TH ST, #12	THE DALLES	OR	97058	541 298-4813
LONNIE	DECOURCY	312 COURT STREET THE DALLES	OR	97058		
JOHN	DOYLE	THE DALLES	OR	97058		
ESPELAND	022 E. 9th		THE DALLES	OR	97058	541 296-8842
LOISANN	HAROLD	911 FEDERAL ST #B	THE DALLES	OR	97058	
KEVIN	HUTTON	911 FEDERAL ST, #2	THE DALLES	OR	97058	509-773-6186
KISHWALK	PO BOX 138		DALLESPO	WA	98617	
JODI	KNOWLES	1610 GARRISON	THE DALLES	OR	97058	541-298-7772
MATHEUS	1706 AVALON WAY #91	HOOD RIVER	OR	97031		
SANDRA	MILLER	310 E 12TH ST	THE DALLES	OR	97058	970-219-1245
HAROLD	MILLER	PO BOX 221	DALLESPO	WA	98617	
HECTOR	ORTIZ	3872 BARRETT DR	HOOD RIVER	OR	97031	541 386-2079
PATRICK	OSTERHOFF	1706 AVALON WAY #132	HOOD RIVER	OR	97031	
LAYLA	RODRIGUEZ	1201 ERIC CT, #2	THE DALLES	OR	97058	CALL TD DHS
RON	RUBINO	421 HIGH ST, SUITE 110	OREGON CITY	OR	97045	503 276-6685
ANTONIO	SANCHEZ	PO BOX 738	GOLDENDALE	WA	98620	
DONNA	SEAMAN	PO BOX 496	STEVENSON	WA	98648	
LAUREN	SPENCER	300 W 9TH ST	THE DALLES	OR	97058	541-296-4783
MARY	SULLIVAN	PO BOX 1282	STEVENSON	WA	98648	509 427-8491
THOMPSON	PO BOX 892		STEVENSON	WA	98648	
LESTER	TROEH	1950 STERLING PL #103	HOOD RIVER	OR	97031	
TERESA	WILLIAMS	9 ALLYN DR	GOLDENDALE	WA	98620	

Use this section to provide any additional information requested by HUD.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**ATTACHMENTS**

**1. Public Comments- Public Comments were received from Legal Aid Services of Oregon**

**Summary of Contents:**

- **Public Access to Planning Process**
- **Participation on the Resident Advisory Board**
- **Jurisdiction's Housing Needs Data**
- **Waiting List Housing Needs Data**
- **Strategy for Addressing Needs: Maximize Current Resources**
- **Targeting Assistance by Income, Family Type**
- **Furthering Fair Housing**
- **Section 8 Admissions Preferences – Domestic Violence Survivors**
- **Payment Standards**
- **Homeownership Program**
- **Termination**

**Mid-Columbia Housing Authority - Housing Needs Assessment**  
**Completed March 2005 by Laura Buhl, Mid-Columbia Housing Authority**

**Introduction**

Hood River County lies along the Columbia River, between the more urban Multnomah County, to the west, and rural Wasco County, to the east. Its economy is based on agriculture, tourism, and some industry. The County's population was 20,411 in the 2000 census, an increase of 20.8% over 1990.<sup>1</sup> Hood River's population increased at a slightly higher rate than the state as a whole and at more than twice the rate of neighboring Wasco County.

Wasco County is east of Hood River County and the Cascade Mountains, in the desert region of Oregon. It extends south from the Columbia River and has an economy based on agriculture, as well as some industry in the northern portion. The county had a modest growth rate, increasing 10.5% from 1990 to a population of 23,791 in 2000. Its rate of growth during the 1990s was half that of Oregon as a whole and neighboring Hood River County, but ten times that of Sherman County to the east.<sup>2</sup>

Sherman County is a small rural county east of Wasco County on the Columbia River. Its population of 1,934 is a mere 0.8% increase over the 1990 population.<sup>3</sup> The county's economy is based on agriculture, chiefly ranching and wheat production.

**Affordability**

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<sup>1</sup> "Change in Population and Dependency Ratio, 1990-2000," Mid-Columbia Economic Development District (MCEDD)

<sup>2</sup> *Ibid.*

<sup>3</sup> *Ibid.*

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

*Hood River County*

Poverty statistics indicate an improving overall outlook for Hood River County. Between 1989 and 1999 the poverty rate decreased by slightly more than a percentage point to 14.2%, though it remained higher than Oregon's poverty rate of 11.6%. However, because of population growth, though the poverty rate did go down, the number of people actually living in poverty went up. Per capita incomes rose an average of 3.4% yearly between 1992 and 2002. The average worker's earnings were \$23,680 in 2001, nearly a third lower than the state average of \$33,063. The unemployment rate increased from 8.3% in 1995 to 9.7% in 2003.<sup>4</sup>

While incomes have been rising, housing affordability remains an issue for Hood River County because housing costs have been going up as well. The median home value increased 28.4% between 1989 and 1999. Incomes rose at a slightly higher rate, 29.6%, during the same period. Nonetheless, nearly half of renters (47.6%) are cost burdened, meaning they pay more than 30% of their income in housing expenses. Although a lower percentage of homeowners is cost burdened, that percentage is on the rise, increasing nearly ten points to 26% between 1989 and 1999. The State of Oregon lists Hood River County as the third least affordable county in the state for homeowners.<sup>5</sup> This could indicate a need for programs that provide mortgage assistance in addition to the rental assistance already provided by programs like Section 8 and the sporadic HOME Tenant Based Rental Assistance (HOME TBRA) program.

Although rising incomes and decreasing poverty rates paint a positive picture for Hood River County, county residents' incomes still lag behind the state average and affordability is an important issue for the poorest residents of the county. Housing affordability has been identified as a future challenge for a number of reasons. Limits on growth due to the Columbia River Gorge National Scenic Area Act and the geography of the region cause there to be a limited supply of buildable land, especially large parcels (e.g., for the building of affordable multi-family dwellings). In addition, because of its attractive geographical location and proximity to windsurfing, skiing, and other outdoor activities, Hood River County has recently become a tourist destination and is attracting residents who are able to spend more on housing. As a result, much of the housing that *is* being built is not affordable.<sup>6</sup>

When there is increased demand, prices go up; and the demand for rentals in Hood River County has gone up significantly in recent years.

<b>Table 1: Rental Vacancy Rates</b>		
	1990	2000
Hood River County	9.7%	3.7%
Oregon	5.3%	7.3%

(Source: Mid-Columbia Economic Development District)

Table 1 shows that the increased demand for rentals in Hood River County has caused vacancy rates to go down six points while they rose in Oregon as a whole during the same period. With 35.1% of its housing occupied by renters, Hood River County has the highest portion of housing occupied by renters in the Mid-Columbia region.<sup>7</sup> This demand explains Hood River County's higher-than-average rents

<sup>4</sup> Oregon Housing and Community Services, *Report on Poverty 2004* (Salem: Oregon Housing and Community Services, 2004), 163, 165, 167.

<sup>5</sup> Oregon Housing and Community Services, *State of Oregon Consolidated Plan, 2001-2005* (Salem: Oregon Housing and Community Services, 2001), 3-31, and *Report on Poverty 2004*, 62.

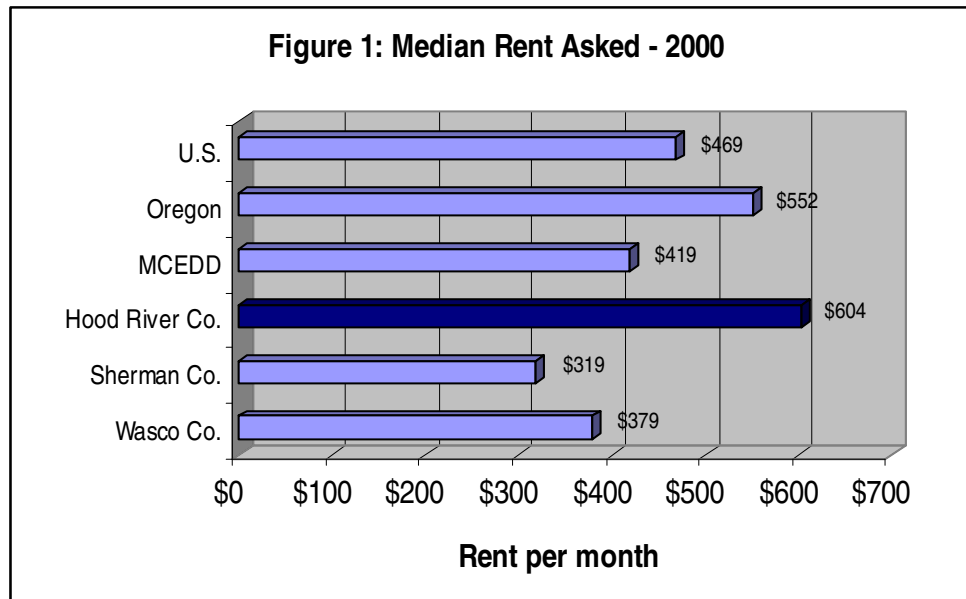
<sup>6</sup> *Oregon Consolidated Plan*, 3-11; and personal interview with Lee Curtis of the Mid-Columbia Economic Development District, Jan. 2005.

<sup>7</sup> "Renter vs. Owner Occupied Housing – 2000," MCEDD.

## 5-YEAR PLAN PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

when compared to the nation, the state, and the Mid-Columbia region (see Fig. 1). Though the County's median income is lower than both Oregon and Wasco County's, its median rent is higher.



(Source: Mid-Columbia Economic Development District [MCEDD])

Affordability of housing is a serious problem for people with the lowest incomes. Many people who qualify as "very low income" simply cannot pay for housing without some type of housing subsidy.

<b>Table 2: Very Low Income Households in Hood River County: 18.2% of total households</b>	
0%-30% of median income	31% - 50% of median income
581 households	734 households

(Source: SOCDS CHAS Data 2000, HUD)<sup>8</sup>

There are 467 subsidized rental units in Hood River County; and it is estimated that the county needs 1,260 rental units with monthly rent under \$430 (subsidized or unsubsidized).<sup>9</sup> But even \$430 is too much for people whose sole income is from TANF (Temporary Assistance for Needy Families) or SSI (Supplemental Security Income). For example, a single parent family of three on a TANF grant could only afford to pay \$138 per month in housing costs, while an individual living on SSI could pay \$146.<sup>10</sup> Given this reality, subsidies like Section 8 rental vouchers are a vital part of a complete affordable housing strategy.

### *Wasco County*

The poverty rate in Wasco County went down half a point to 12.9% between 1989 and 1999. It decreased slightly less (0.3% less) than the state average, which decreased to 11.6% in 1999. Because

<sup>8</sup> SOCDS CHAS: State of Cities Data System, Comprehensive Housing Affordability Strategy, Housing and Urban Development

<sup>9</sup> *Oregon Comprehensive Plan, 2001-2005*, 2-15.

<sup>10</sup> *Ibid.*, 3-30.

## 5-YEAR PLAN

### PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

of population growth, the number of people living in poverty in the county did not decrease along with the poverty rate. The per capita income in Wasco County rose 3.2% per year between 1992 and 2002; and the average worker earns \$27,446, lower than the state average of \$33,063. The county's unemployment rate has gone up from 7.0% in 1995 to 10.7% in 2003, which is among the highest unemployment rates in the state.<sup>11</sup>

While the median value of a home in Wasco County increased 29% between 1989 and 1999, the median income grew by the slightly higher percentage of 30.1%. The county has become slightly more affordable for homeowners and is rated by the state as the 11th most affordable of Oregon's 36 counties. Nonetheless, nearly a quarter (23.3%) of the county's homeowners are cost burdened. The situation is even worse for renters, 47.6% of whom are cost burdened, which is an increase of 8.3 points from 1989.<sup>12</sup> These data indicate that while subsidies for homeowners and homebuyers could be helpful for some low income people in Wasco County, there is also a strong need for the current rental subsidies, like Section 8 vouchers. Aid for homeowners could be added to current programs, but its addition should be considered an important part of a balanced and holistic affordable housing program that would not divert funds from current programs that assist needy renters.

The renters for whom housing subsidies are most important are those who are classified as "very and extremely low income." People in this category are less likely to own their homes than people who are better-off. They also live in a more precarious financial situation and are less resilient to calamities like the loss of a job or extended sickness, which can push them into homelessness.

<b>Table 3: Very Low Income Households in Wasco County: 22.6% of total households</b>	
0%-30% of median income	31% - 50% of median income
988 households	1124 households

(Source: SOCDS CHAS Data 2000, HUD)

Wasco County has 554 subsidized rental units but has a need for 1,486 units with a rent of \$430 or less in order to fulfill the demands of the low income population.<sup>13</sup>

#### *Sherman County*

Although Sherman County's population only grew 0.8% between 1990 and 2000, its poverty rate increased by 47.4%. Small populations can exaggerate statistics so what this increase meant for Sherman County was that 90 more families were below the poverty line in 2000. Nonetheless, it is a significant increase in poverty for the people of Sherman County. Two hundred and eighty people, 14.6% of the population, live in poverty. The per capita income in the county rose a mere 0.2% per year between 1992 and 2002. The average worker earned \$23,497 in 2001, a third less than the state average of \$33,063. The unemployment rate has risen from 7.1% in 1995 to 11.9% in 2003, giving Sherman County the highest unemployment rate of any of Oregon's counties.<sup>14</sup>

Although the employment and income outlook for Sherman County is not good, its housing prices offer some measure of relief. The median income increased by over eight points more (22.3% increase) than the median home value (14.1% increase) did between 1990 and 1999. Additionally, the county is listed as the most affordable in the state for homeowners. This could be one reason why Sherman County has

<sup>11</sup> *Report on Poverty 2004*, 277, 281.

<sup>12</sup> *Oregon Comprehensive Plan 2001-2005*, 3-31 and *Report on Poverty 2004*, 63.

<sup>13</sup> *Oregon Comprehensive Plan 2001-2005*, 2-15. See commentary in the paragraph following Table 2 regarding people receiving government cash aid.

<sup>14</sup> *Report on Poverty 2004*, 247,249,251.



## 5-YEAR PLAN

### PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

a relatively high homeownership rate: 70.5%. Despite the county's affordability for homeowners (21.8% are cost burdened) and its comparatively low rents (see Fig. 1), it is not affordable for renters. Sherman County is one of seven Oregon counties in which more than half of renters are cost burdened. In this county 54% of renters pay more than 30% of their income in housing expenses.<sup>15</sup> These data indicate a need for more rental assistance programs in Sherman County. Given the affordability of the county for homeowners there is not as strong a need for homeownership programs.

<b>Table 4: Very Low Income Households in Sherman County: 25.7% of total households</b>	
0%-30% of median income	31% - 50% of median income
112 households	102 households

(Source: SOCDS CHAS Data 2000, HUD)

Unlike Hood River or Wasco Counties, Sherman County actually has more households earning 0-30% of median income than 31-50% of median income. These extremely low income households live in the most unstable financial situations and are most in need of rental assistance. With the recent construction of Sagewood Manor, which offers 12 subsidized units for the elderly, Sherman County increased its count of subsidized units from 0 to 12. However, the State identifies a need for 138 units with a rent of less than \$430 for all households in the county.<sup>16</sup>

#### Elderly

Affordability in housing is an especially important issue for the elderly populations. Many in this group cannot work and rely on fixed income from pensions and Social Security or other government aid. Though median incomes may rise in a given county (along with housing prices) the numbers are only statistical averages that may not reflect the incomes of people, like the elderly, who are trying to live off of a pension or the very limited benefits of Social Security.

#### *Hood River County*

Hood River County has an elderly (over 65 years of age) population of 2,623, 12.9% of its population. The over-65 age category is the slowest growing age category in the county. Between 1990 and 2000 the over-65 population increased by 10.9%, about half the increase in the 0-19 and 20-64 age groups.<sup>17</sup> These statistics mean there is a good balance between the elderly and the working population in Hood River County. However, affordability is still an issue that needs to be addressed for the elderly low income people who do live in the county.

<b>Table 5: Elderly Low Income 1 &amp; 2 Person Households in Hood River County</b>			
0-30% of median income		31%-50% of median income	
Renter	Owner	Renter	Owner
99	143	86	189

(Source: *Oregon Consolidated Plan*, 2-20)

Table 5 shows that there is a significant number of elderly households, especially the 242 extremely low income households (0-30% of median), who could benefit from housing subsidy. It is important to note

<sup>15</sup> *Ibid.* 63; and *Oregon Comprehensive Plan 2001-2005*, 3-31.

<sup>16</sup> *Oregon Comprehensive Plan 2001-2005*, 2-15.

<sup>17</sup> "Change in Population and Dependency Ratio, 1990-2000," MCEDD.

# 5-YEAR PLAN

## PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

that a higher portion of the low income households are homeowners, rather than renters. This could indicate a need for subsidies to assist elderly low income homeowners. The State of Oregon indicates that 321 one and two person elderly households in Hood River County are in need of financial assistance.<sup>18</sup>

### Wasco County

The elderly population of Wasco County is 3,965, or 16.7% of the county's total population. The over-65 group grew at roughly the same rate between 1990 and 2000 as the 0-19 group. The fastest growing age group was the 20-64, which increased by 14.2% during the same period. The elderly age group grew a little less than half as much as the population as a whole. Though there is a higher percentage of elderly people in Wasco County than in Hood River County, the dependency ratio is better because overall there are more workers in the population for every person not of working age.<sup>19</sup>

<b>Table 6: Elderly Low Income 1 &amp; 2 Person Households in Wasco County</b>			
0-30% of median income		31%-50% of median income	
Renter	Owner	Renter	Owner
176	147	192	324

(Source: *Oregon Consolidated Plan*, 2-20)

Table 6 demonstrates that, unlike Hood River County, the majority of extremely low income (0-30% of median income) elderly households in Wasco County are renters. And while there are more homeowners in the very low income group (31-50%) there is still a significant portion of renters. This might indicate that in Wasco County there is less need for homeowner assistance for the elderly than in Hood River County. The State identifies 1,051 one and two person elderly households as needing financial assistance and supportive housing in Wasco County.<sup>20</sup>

### Sherman County

In Sherman County there are 353 elderly people, which is 18.3% of the entire population. This percentage is likely to increase because between 1990 and 2000 the over-65 group was the only age group that actually grew, increasing at a rate of 10.9%. Both the 0-19 and the 20-64 age groups slightly decreased in size.<sup>21</sup> This means that the issue of the elderly, and affordable housing for the elderly, is a topic of great and growing importance for Sherman County.

<b>Table 7: Elderly Low Income 1 &amp; 2 Person Households in Sherman County</b>			
0-30% of median income		31%-50% of median income	
Renter	Owner	Renter	Owner
8	32	9	22

(Source: *Oregon Consolidated Plan*, 2-20)

Table 7 shows that there are far more low income homeowners in Sherman County than renters. This corresponds to the county's high homeownership rate. Given percentage of cost burdened renters (see Affordability section) it is important that rental subsidies be available for low income households. However, because of their relatively high numbers, it may be important to look into the assistance needs of low income and elderly homeowners as well. Sagewood Manor, which provides 12 subsidized apartments for the elderly in the town of Moro and was completed in January 2005, will be a boon for

<sup>18</sup> *Oregon Comprehensive Plan*, 2-21.

<sup>19</sup> "Change in Population and Dependency Ratio, 1990-2000," MCEDD.

<sup>20</sup> *Oregon Comprehensive Plan*, 2-21.

<sup>21</sup> "Change in Population and Dependency Ratio, 1990-2000," MCEDD.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

low income elderly renters in the county. Its positive impacts on housing needs for the area will continue to be evaluated. The State listed nine households as needing financial assistance and supportive housing in the county.<sup>22</sup> It is likely that Sagewood Manor will fill a large part of that need.

**Racial and Ethnic Groups**

The three counties in the Mid-Columbia Housing Authority's jurisdiction are not very racially diverse. The majority of residents are white non-Hispanics. The most significant minority ethnic group is the Hispanic. Table 8 shows a breakdown of the racial and ethnic groups by population and poverty rate.

<b>Table 8: 1999 Race and Ethnicity in Hood River, Wasco, and Sherman Counties</b>						
	<b>Hood River County</b>		<b>Wasco County</b>		<b>Serman County</b>	
<b>Races</b>	<b>Population (%)</b>	<b>Poverty Rate</b>	<b>Population (%)</b>	<b>Poverty Rate</b>	<b>Population (%)</b>	<b>Poverty Rate</b>
White	15,673 (78.4%)	11.7%	20,211 (86.5%)	11.2%	1,777 (92.5%)	13.5%
Black	51 (0.3%)	0.0%	105 (0.4%)	8.6%	12 (0.6%)	0.0%
American Indian	179 (0.9%)	14.0%	839 (3.6%)	24.2%	41 (2.1%)	19.5%
Asian	294 (1.5%)	8.5%	186 (0.8%)	11.3%	14 (0.7%)	21.4%
Pacific Islander	13 (0.1%)	0.0%	12 (0.1%)	33.3%	0 (0.0%)	N/A
Other	3,263 (16.3%)	27.9%	1,394 (6.0%)	21.0%	26 (1.4%)	73.1%
2 or more races	513 (2.6%)	10.1%	622 (2.7%)	36.8%	52 (2.7%)	19.2%
<b>Ethnicity</b>	<b>Population (%)</b>	<b>Poverty Rate</b>	<b>Population (%)</b>	<b>Poverty Rate</b>	<b>Population (%)</b>	<b>Poverty Rate</b>
Hispanic	4,921 (24.6%)	34.0%	2,166 (9.3%)	24.8%	89 (4.6%)	39.3%

(Source: *Report on Poverty 2004*, 164, 248, 278)

*Hood River County*

Hood River County has a significant Hispanic population. Many Hispanics have been attracted to the county because of its agriculture, but they are increasingly putting down roots and settling in the area instead of merely staying for the harvest season. At 24.6%, Hood River County has the highest percentage of Hispanics of any county in the Mid-Columbia Gorge and the second highest in the state. Thirty-four percent of Hispanics in Hood River County are below the poverty line, compared with only

<sup>22</sup> *Oregon Comprehensive Plan*, 2-21.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

11.7% of white, non-Hispanics.<sup>23</sup> This means that affordability in housing is an even more vital issue for Hispanics as a group.

The recent removal of a mobile home park in the town of Hood River, to make way for a proposed retail store, eliminated about 25-26 units of affordable housing. The residents were forced to find some other place to live in a market in which it is extremely difficult to find affordable rents. Many of those units had been occupied by Hispanic families.<sup>24</sup>

*Wasco County*

Wasco County's Hispanic population is smaller, both in numbers and percentage, than Hood River County's. However, it increased at a much higher rate between 1990 and 2000, 129% compared to 91.3% in Hood River County. There are now 2,166 Hispanics in Wasco County, 9.3% of the total population. Nearly a quarter (24.8%) of Hispanics are below the poverty line, while the poverty rate for white, non-Hispanics is 11.2%.<sup>25</sup> This indicates a greater need for financial assistance and housing subsidies within the Hispanic ethnic group.

Community members and social service agencies have indicated that housing for farm workers is need that should be addressed. The majority of farm workers are Hispanic so housing is an important issue for that population. Many migrant farm workers who are in the community during the summer stay in their cars or live in sub-standard housing. On-farm housing is required to be registered with the Occupational Safety and Health Administration (OSHA), but much of it is not and is of bad quality.<sup>26</sup> There are two subsidized apartment complexes in The Dalles (East Hill Village and Casa Lomas) which provide a total of 32 units for farm workers who live in The Dalles year-round. Both complexes maintain waiting lists so, while they do increase the supply of affordable housing for farm workers, they do not meet the demand. In addition, the influx of migrant workers in the summer is an affordable housing challenge for which a solution still needs to be found.

*Sherman County*

With a population that is 92.5% white non-Hispanic, Sherman County is the least diverse of the Mid-Columbia Housing Authority's three counties. Hispanics are the county's largest minority group, consisting of 89 people, which is an increase of more than 200% from 1990. The group's poverty rate is 39.3%, compared to 13.5% for white non-Hispanics.<sup>27</sup>

**Housing Quality**

People with the lowest incomes must often live in housing that is in poor condition because it is the only housing that they can afford. Knowing what problems housing in an area has can help determine if funds should be devoted to rehabilitation and upgrade.

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<sup>23</sup> *Report on Poverty 2004*, 164.

<sup>24</sup> Personal interview with Karen Porter of Mid-Columbia Children's Council, Jan. 2005.

<sup>25</sup> "Change in Population and Dependency Ratio, 1990-2000," MCEDD; and *Report on Poverty 2004*, 278.

<sup>26</sup> Mid-Columbia Housing Authority Community Meeting, The Dalles, OR; Dec. 6, 2004.

<sup>27</sup> *Report on Poverty 2004*, 278; and "Population Change by Race 1990-2000," MCEDD.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
 [24 CFR Part 903.5]

<b>Table 9: Condition of Housing in Hood River, Wasco, and Sherman Counties</b>										
	Units w/o complete plumbing		Units w/o sewer, septic tank, or cesspool		Units w/ H <sub>2</sub> O source other than system or indiv. well		Units w/o complete kitchen facilities		Units with no heat source	
	#	%	#	%	#	%	#	%	#	%
Hood River	222	3%	96	1%	191	3%	213	3%	9	<1%
Wasco	3	<1%	340	3%	381	4%	425	4%	14	<1%
Sherman	1	<1%	9	1%	32	4%	8	1%	3	<1%
Oregon Avg.		1%		<1%		2%		1%		<1%

(Source: *Oregon Consolidated Plan*, 3-35, 3-36)

Hood River, Wasco, and Sherman Counties have poorer housing conditions than the state as a whole. Sherman County housing is in slightly better shape than that of Wasco or Hood River Counties. This could be because of the high rate of homeownership, since housing that is lived in by its owners generally tends to have fewer problems. Particular attention needs to be paid to homes' water sources.

### Overcrowding

Overcrowding in housing indicates a lack of affordable housing in the market. It might also signal the existence of the "hidden homeless," people who are living with relatives or sleeping on friends' couches because they cannot afford a place of their own.

<b>Table 10: Overcrowded Households</b>		
	Owner	Renter
Hood River County	3%	19%
Wasco County	2%	6%
Sherman County	<1%	2%
State of Oregon	3%	3%

(Source: *Oregon Consolidated Plan*, 3-39)

Table 10 demonstrates that overcrowding is worse among renters than owners and that it is most severe in Hood River County. This is likely because of the high cost of housing in that county. Based on these data, there is clearly a need for more rental assistance in Wasco County and, especially, in Hood River County.

### Special Needs

#### *Homeless*

One of the most pressing needs that emerged from Mid-Columbia Housing Authority's community meetings and interviews was the importance of having a full-service homeless shelter on the Oregon side of the Mid-Columbia Gorge, especially in The Dalles.

<b>Table 11: One Night Shelter Count</b>
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**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

	2000	2003
Hood River County	5	3
Wasco County	31	38
Sherman County	4	0

(Source: *Report on Poverty 2004*, 61)

The One Night Shelter Count is a state-wide survey of homeless shelters and programs in which all the homeless are counted in one night. Although it provides an idea of how many homeless exist, its accuracy is limited, particularly in areas like Hood River, Wasco, and Sherman counties where there is no real homeless shelter. For example, the shelter count does not tally the “hidden homeless.” Many of the homeless in our area are part of the “hidden homeless” so the problem is less visible.<sup>28</sup>

A homeless shelter would fill needs that are not currently being met. At the present time the Salvation Army and St. Vincent DePaul (through the HOPE program) both offer emergency vouchers for a 2-3 night hotel stay. But single men and people with cars are turned away.<sup>29</sup>

Members of the community envision a shelter that would fill gaps left by the Section 8, which does not provide for emergency needs or the needs of many singles and couples without children. They see a need for a shelter that would accept men, women, and families. A shelter would be an option for ex-inmates of the Northern Oregon Regional Correctional Facility (NORCOR), many of whom are not from The Dalles (where the facility is located) and have nowhere to go when they are released. A shelter could provide a full range of services and case management that would help people on their way to finding a permanent living solution.<sup>30</sup>

#### *Mentally Disabled*

People with mental disabilities are often erratic and unemployable. They need a stable living environment in order to function and receive services, so their case workers can keep track of them and they will more be more likely to stay on their medications. They often must survive on the infinitesimal income they receive from SSI. Affordable and stable housing is vital to the welfare of the mentally disabled. Programs like Section 8 rental vouchers and HOME TBRA can provide this kind of stability and also help keep the mentally disabled in contact with a network of case workers who can work together to address their needs.<sup>31</sup>

The combined counties of Hood River, Wasco, and Sherman Counties served 705 people with psychiatric disorders in 1999. Of those served, 529 needed a rent subsidy. Some mentally disabled people respond best to living in a special care facility and 198 of the 705 served were found to need special housing.<sup>32</sup> The Dalles has six units for the mentally disabled in the Rose Garden complex. There is a clear need for both more special housing and more rental vouchers for people with mental disabilities.

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<sup>28</sup> Personal interviews with Barbara McNab, Mid-Columbia Community Action Council, Dec., 2004 and Ronda Hull, Mid-Columbia Children’s Council, The Dalles, Jan. 2004.

<sup>29</sup> Interviews with Kris Harmon of the Salvation Army and Cindy Pushman of St. Vincent DePaul, Dec. 2004.

<sup>30</sup> Mid-Columbia Housing Authority community meeting, The Dalles, Dec. 2004; various interviews, Dec. 2004 and Jan. 2005.

<sup>31</sup> Personal interview with Laura Lee of the Center for Living, The Dalles, Dec. 2004.

<sup>32</sup> *Oregon Comprehensive Plan 2001-2005*, 2-30.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

*Skills and Services to Stay Housed*

During our communication with the social service community, a need was identified for renters to have improved skills so that they can stay in their housing and do not “burn their bridges.” Renter education, parenting education, and substance abuse treatment are all services that will provide renters with some of the life skills they need to be good tenants, thus contributing to their stability and well-being.<sup>33</sup>

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<sup>33</sup> Personal interviews with Barbara McNab, Mid-Columbia Community Action, The Dalles, Dec. 2004 and Bob Johnson, Next Door, Inc., Hood River, Jan. 2005.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

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“Renter vs. Owner Occupied Housing – 2000”

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**Community Meetings and Interviews:**

Mid-Columbia Housing Authority community meeting, The Dalles, Dec. 2004

Interviews, December 2004 and January 2005:

Adams, Linda; Veteran’s Services, The Dalles and Hood River.

Curtis, Lee; Mid-Columbia Economic Development District

Harmon, Kris; Salvation Army, The Dalles

Hull, Ronda; Mid-Columbia Children’s Council, The Dalles

Johnson, Bob; Next Door, Inc., Hood River

Lee, Laura, Center for Living, The Dalles

McNab, Barbara; Mid-Columbia Community Action Council

Porter, Karen; Mid-Columbia Children’s Council, Hood River

Pushman, Cindy; St. Vincent DePaul, The Dalles



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**Summary of Needs:**

**Client Populations that have unmet housing needs in Hood River/Wasco/Sherman Counties were identified as follows:**

1. Families, Individuals, Low Income Households
2. Households with A&D issues
3. Households with MH issues
4. TANF/Food Stamp Consumers
5. Households with criminal history
6. Households with severe disabilities
7. Elderly households
8. Non-elderly single working poor
9. Farmworkers
10. Homeless individuals and families

**Identification of Needs for Housing & Related Services**

Needs differ somewhat in Hood River and Wasco Counties. The availability of affordable housing continues to be the most pressing need for lower income households. Poor quality housing in The Dalles and Wasco County is prevalent. Continuing housing needs identified include:

1. Lack of full-service Emergency Shelter for homeless individuals and families
2. Lack of good *quality* housing. Families are living in substandard conditions, including overcrowded conditions.
3. Affordability of existing rentals still a problem for low income clients, including working poor and clients who have made significant efforts to reduce their dependency on TANF and other federal and state aid programs.
4. Availability – Often, owners do not want to accept low income households who receive HUD subsidy.
5. Tenants don't meet landlord screening criteria, i.e., don't have rental references, credit history.
6. Clients lack life skills to retain housing after they get it. They need budgeting classes and training on how to take care of a rental and comply with rental agreement.
7. Insufficient housing that is affordable for single adults – younger folks and those that are not 55 and over.
8. Insufficient transitional housing with supportive services and insufficient permanent affordable housing
9. Need for site specific supportive housing and crisis respite facility
10. Lack of drug and alcohol free that is safe for recovering individuals;
11. Lack of affordable home ownership
12. ADA Accessible Housing for those with extreme disabilities that need 24 hr. management
13. Foster homes for children and adults with developmental disabilities
14. Eviction and Homeless Prevention - Mortgage Assistance. Ways to enable those who have lost their jobs at the Aluminum plant and Hanel lumber mill to keep their housing.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**MID-COLUMBIA HOUSING AUTHORITY**  
**COLUMBIA GORGE HOUSING AUTHORITY**  
**RESIDENT ADVISORY BOARD MEETING**  
**TUESDAY, OCTOBER 19, 2004**  
**THE COMMODORE II MEETING ROOM**  
**312 COURT STREET**  
**THE DALLES, OREGON 97058**

**ATTENDANCE MCHA**  
**RESIDENT ADVISORY BOARD**  
**MEMBERS**  
**ATTENDANCE MCHA STAFF**

*Lester Troeh (Hood River County): Luther Detmore (Skamania County): Celia Gomez De Kelso (Klickitat County)*

*Ruby Mason (MCHA Director): Bobbie Wojtecki (MCHA Recording Secretary): Sue Ann Aguelles (MCHA Resident Services Coordinator)*

**CALL TO ORDER**

*The meeting was called to order at 1:40 P.M.*

**INTRODUCTIONS**

*Those in attendance introduced themselves.*

*Ruby Mason welcomed everyone and stated she appreciated everyone taking time out of their schedule to come. Since there were a couple new faces at the meeting Ruby explained what the Resident Advisory Board was all about and why it was important to get their feed back and input in developing our plan on how we are operating.*

*Ruby Mason stated that in 1998 Congress passed a new law called the Quality Work Housing Responsibility Act (QWHRA). Under that act it calls for the Housing Authority to meet every year with a residents in our program to review our operations and get feed back on anything they feel that needs to be changed. It also calls for us to have a 5-year Plan. Each year we have to update the plan. . We are now starting the process for the next 5-year plan. A key component for our planning process is to get resident information and feed back on how we should be using the resources that are available in our area. Ruby stated that all comments and suggestions are welcomed.*

*Ruby Mason stated that their attendance at this meeting entitles them to a stipend of either \$20.00 or \$.375/mi. which ever is greater to cover their expense for coming to the meeting.*

**OVERVIEW PLANNING**  
**REQUIREMENTS**

*Each person attending received an informational packet. Ruby Mason explained that if they had a computer they could also go to the HUD web site ([www.HUD.gov](http://www.HUD.gov)) for more information on the PHA Planning process. It briefly tells us what we are to do as a Housing Authority according to HUD. One of the main requirements is to get the Residents involved in the very early stages.*

*Our operating fiscal year starts in July and ends in June. We are to complete our whole planning process and get it submitted to HUD by next April.*

## **5-YEAR PLAN**

### **PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

*We will be gathering information from the community and then have a Public Hearing to talk about what we came up with, get the appropriate signatures, get the board to approve it and then submit to HUD.*

#### **ROLE OF THE RESIDENT ADVISORY BOARD**

*Ruby Mason stated that the United States Housing Act requires that the Housing Authority establish one or more Resident Advisory Board(s) (RAB) as part of its planning process. The role of the Resident Advisory Board is to assist the Public Housing Authority (PHA) in developing the plan in making any significant modifications to the plan. The main role of the Resident Advisory Board (RAB) is to make recommendations in the development of the plan, and we are required to request Resident in put for any significant amendment modification to the plan. If there is a jurisdiction wide resident counsel that's in place we can use that and if Section 8 residents don't have resident council we want to make sure that we're representing all of the people who participate in our program. Ruby Mason stated that all Adult participants in the Section 8 program are eligible to participate and are encouraged to attend all meetings and offer comments on our programs and use of resources. We do serve families with children that are lower income, disabled single people and elderly that have low, very-low and extremely low income.*

#### **SCHEDULE FOR COMPLETION OF 5-Year PLAN**

*Ruby Mason stated that the Housing Authority must give the Resident Advisory Board time to review and make recommendations on the plan. The Resident Advisory Board may also meet independent of the Housing Authority staff if they would like to. Ruby stated that we have developed a schedule for the completion of the 5-year plan which was in their packet. Also included in their packet the summary of Annual Plan for Fiscal Year 2004 as an example of what we are to do.*

#### **VOUCHER FUNDING CRISIS**

*Ruby Mason stated that this year in particular we would like to get feed back from the residents because we are really in a funding crisis. We have had reductions or caps placed on our funding based on the 2004 appropriations act. These changes were retro-active to January 2004. Over the past six months we've been struggling with the program to assist the same number of families. Families are having to wait longer for housing assistance. We want to have to have some feed back from the Resident Advisory Boardl on changes to consider if we are going to continue to operate and try to serve the same as many families within the budget that we have..*

*Ruby Mason stated that this meeting was to introduce residents to what our planning process schedule was. The next meeting for Washington is December 7, 2004 in White Salmon. The Oregon meeting will beDecember 6 in The Dalles.*

#### **RESIDENT COMMISSIONER**

*Ruby Mason asked for a nomination for someone to serve on our board.. Les Troeh volunteered to serve again for Oregon. Some suggestions to get word out to people would be to distribute fliers and put an announcement on the radio.*

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**ADJOURNMENT**

*There being no further business the meeting was adjourned at 2:15 p.m. by Ruby Mason, Executive Director*

*Respectfully Submitted,*

*Bobbie Wojtecki  
Recording Secretary*

**MID-COLUMBIA HOUSING AUTHORITY**  
**PUBLIC HOUSING FORUM**  
**MONDAY, DECEMBER 6, 2004**  
**THE COMMODORE II MEETING ROOM**  
**312 COURT STREET**  
**THE DALLES, OREGON 97058**

**IN ATTENDANCE**

*Sherry Kaseberg (Sherman County Commissioner); Barbara Blouin (HAVEN); Lisa Preciado ( Families First); Julie Ryan (Families First); Carri Ramsey (DHS); Walt Notter (Habitat for Humanity); Chris Kipper (Parole & Probation); Rhonda Hull (Head Start);*

**ATTENDANCE MCHA & CCHA STAFF**

*Ruby Mason (MCHA Director); Bobbie Wojtecki (MCHA Recording Secretary); Sue Ann Aguelles (MCHA Resident Services Coordinator); Laura Buhl (MCHA Program Assistant); David Peters (CCHC Housing & Community Development Specialist)*

**FACILITATOR**

*Susan Lind*

**CALL TO ORDER**

*The meeting was called to order at 9:10 A.M.*

**INTRODUCTIONS**

*Ruby Mason welcomed everyone and appreciated everyone taking time out of their schedule to come. Ruby stated the reason for this planning session was to try and gather information that will help us develop a housing strategy and plan for housing. The basic thing we wanted to go over were the changes in the Section 8 Program which is our primary operating program in the Mid-Columbia to provide decent, safe and affordable housing for low income residents. The significant change is reduction in funding which we wanted to discuss with them and get some feed back from people about some of the proposals that we have to consider, not by choice, but the reality of how we are going to administer the reduced funding.*

*Ruby Mason introduced Susan Lind, an independent consultant that has over 25 years experience working on housing throughout Oregon. Susan will be our facilitator for the meeting.*

*Those in attendance introduced themselves.*

**OVERVIEW PLANNING REQUIREMENTS**

*Sue Lind started by asking "Where we are at, what's working and what isn't working" Ruby Mason stated that we do have the Section 8 Voucher Program which is our primary program. At the current time we have contract authority to help 551 households in the three*

## 5-YEAR PLAN

### PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

counties in Oregon which are Sherman, Hood River and Wasco. Ruby Mason explained that the Section 8 Program provides a subsidy so that families, singles with special needs and the developmentally disabled can rent in the private sector. Families pay about 30% of their monthly adjusted income for rent and utilities and we pay the balance of the rent directly to the landlord. It is a public / private partnership to where we are using the private housing stock. We have a Home Tenant Based Assistance Program which is transitional housing for a maximum of 24 months. Since last year the availability in Oregon has been extremely limited because we have to come up with a local match and we have not been able to match the funds that are available. If we could get the match we would get five to one, for every \$5.00 federal dollars for every \$1.00 that we put in but we haven't been able to raise the match. David Peters from the Columbia Cascade Housing Corporation (CCHC) a non-profit organization located with the housing authority but is a separate entity, has 135 units in Wasco County. Fifteen of them are assisted living and another thirty-two units coming on line next month are primarily affordable housing. Twenty of them are farm worker housing and twelve are for Seniors. We have some that are for special needs such as mental disabilities, recovery and transitional housing. To name a few of Columbia Cascade Projects David Peters stated they were West Park Place, West Park Orchards, Cosa Lomas in The Dalles, Rock Cove Assisted Living in Stevenson, Wind River Senior Living in Moro and one single family dwelling in Roosevelt. Ruby Mason stated that in The Dalles we have East Hill Village that's farm worker housing, Rose Garden Apartments has five apartments for individuals with mental and emotional disabilities. We just got funding through the state of Oregon for Transitional Housing for Youth who are transitioning out of the justice and/or corrections system or foster care who need a stable living environment. We have three duplexes in The Dalles that we've identified that need to be rehabilitated. It will be called Oregon Trail and will be 24 hour supervision on sight. HOPE is a non-profit in Hood River who has 125 units in Hood River and six senior units in White Salmon. They are doing a self taught homeownership project for the first time home buyer. The Community Action Agency has emergency housing. Carrie Ramsey from DHS stated that they did a survey and 50% of the payments for the Jobs program (TANF) go to housing. Walt Notter from Habitat for Humanity stated that they average building two new units per year. So far they have built new but can also rehab. They cover Wasco County, Hood River and White Salmon. Ruby Mason stated that the Commodore II is a tax credit property which has 24 units that are affordable one bedroom and efficiency apartments primarily for single people but can be for a small family. There are a variety of other apartments in the community that are either rural development or privately owned with subsidies which is Sunrise Estates, Flora Thompson Manor an elderly complex and West Side Village which is Section 8 new construction.

Ruby Mason stated that what we might consider as part of our plan is to put notices on our Web Site of available housing. Barbara Blouin

## 5-YEAR PLAN

### PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

*state that as a home visitor that would be a very helpful resource because they do this all on their own and are constantly gathering information in the community and getting it out to the families. Susan Lind stated that they could go to the web site [www.housingconnections.org](http://www.housingconnections.org) which is state wide. You can go to this web site and plug in the community you want to look for housing. The first thing to do is to get landlords to list on it and then refer people to it. Some other resources would be Families First, Head Start and HAVEN. Sherry Kaseberg, Sherman County Commissioner, asked if mental health worked together with us. Ruby stated that we aren't hooked together but we do work together in partnership on one apartment complex, Rose Garden Apartments.*

#### NEEDS - GAPS

*Chris Kipper from Parole and Probation stated that more Transitional Housing is needed for people coming out of prison. They are currently housed at the one of two motels for a week or two or they end up in a transient camp, under the overpasses, water front park, or they will commit more crimes in order to get back in jail to get out of the cold, have a bed and get three meals a day.*

*Ruby Mason stated that we didn't list it under emergency but she thought that the Salvation Army has limited emergency shelter. Right at the moment we do not have any Emergency Shelter. The HOPE program just has vouchers to put them up in a motel over night. It was stated that a full service shelter is needed to where they would have case management, supervision, Resource Development, a place to shower, food and heat. Susan Lind stated that structure tends to be the negative side of getting a lot of people into. Carrie Ramsey stated that there are a number of options to run a shelter. Laura Buhl stated that in Eugene the churches rotate among their facilities. Ruby Mason stated that the reason HOPE got started was because the churches were doing this short term and it wasn't working. They said they wanted a non-profit to handle it. Sue Ann Arguelles asked what the down side was to using a voucher vs. building our own structure for shelter. Ruby Mason stated that there isn't always availability in motels and they are very expensive.*

*It was determined that availability vs. quality equals safety appropriateness and basics such as case management, structure, food, heat and place to shower.*

*Susan Lind asked if there were any specific populations that were in need of housing. Chris Kipper stated that persons in rehab and recovery, Women and Children. Ruby Mason stated that there was LaCasa Vita which is transitional for recovering women and their children. It was stated that there wasn't any rehab just for women. Carrie Ramsey stated the shelter should be for the general population, it could be for someone just passing through, for one night, staying in their car etc. Carrie Ramsey stated the biggest need is decent, affordable housing. Ruby Mason said there is Federal money out there if we could find a match.*

## 5-YEAR PLAN

### PHA FISCAL YEARS 2005 2009

[24 CFR Part 903.5]

*Ruby Mason stated that the average rental payment for people on assistance is \$360.00/mo. We go through three million dollars in rental payments in the Mid-Columbia area every year. It is possible that if the state is reducing their homeless money the housing authority may be able to work together with the Community Action Program (CAP) to match the money they do have.*

*Susan Lind stated that as a community we need to look at ways to reduce the costs such as passing on some of these costs to the developers. Ruby Mason stated that Sherman County has been a very big asset in the development of Sage Wind Manor. They have contributed labor which has really helped tremendously in putting in a sprinkler system and the paving was all done through the county labor resources. Sherry Kaseberg stated that Community Education is a problem. All the rental houses in Moro are a disaster. Ruby Mason stated that there is a gap in rehabilitation of rental housing. There is a supply of housing but it is substandard. Susan Lind stated that some of the obstacles for moving into good housing could be pride: landlords won't take Section 8 because they don't want to deal with the government red tape. Ruby Mason stated that another problem is the range of people we deal with. We have people coming out of corrections, most of our tenants do not have a good rental record and some may not be good tenants but most of them are; however the landlords don't want to deal with that.*

#### **BACKGROUND / SECTION 8**

*Ruby Mason stated that the Federal Government is in a very difficult situation and as a result there are fewer dollars for domestic programs. HUD & VA are lumped together in one of the few discretionary programs that are funded. Passed for the HUD budget this year was \$88 billion dollars for housing but it is not enough. Last year in January the 2004 appropriations bill was passed. That provided funding for the next year but the problem was that it was a cut in funding so HUD waited until April 2004 and gave us a notice stating that retro active to January 2004 this is how much you have to operate on and it is a fixed budgeted amount. They took three months at random in 2003. and averaged out the rents we paid in 2003. They told us this was our average rental payment we were going to get for the number of rental units we have. They did allow for an inflationary factor. What Congress indicated and we've had support from Congressman Walden, Senator Smith and Senator Wyden stating that they support Section 8 and they want to fully fund the program but we've got to find a way to get control on the costs. It keeps spiraling more and more out of control. There are a lot of things besides the housing market that affect the cost of housing payments. We pay rent based on people's income. Our costs go up when family's income drops. Our rental costs went up from \$336.00/mo to \$357.00/mo. which is a \$21.00 gap. This means that we have to make some serious choices. Right now we're down to the lowest number of families that we serve. We've immediately stopped issuing vouchers this month. Back in January we were already cutting back and in February we heard that we were going to be held accountable if we do any over leasing. We are now down to 750*

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

*families out of our original 822 families in our five county area. We are using all the money we have from HUD to help 8% less families. There are approximately 70 families that we are not able to replace because we're using all the funding that we have right now. We are looking at alternatives that we have to get our portion of the rent down. To do that we could lower our payment standard but in October when the new Fair Market Rents came out some of them went down considerably. In Wasco County the one bedroom Fair Market Rent is \$101.00 lower than our current payment standard. The payment standard is the most we pay for rent and utilities. What that means is if it goes down \$101.00 the family's portion of the rent is going to go up. New families coming on the program are not going to be able to locate a unit. In Wasco County we did an analysis and found that the payment standard we were using was over where it needed to be because a 48% of the one bedroom Seniors and disabled were renting two bedrooms. New families coming on can not pay more than 40% of their income for rent and even if they wanted to they can't pay the landlord the difference. We will be taking this to the Board because we do have to lower some of the payment standards. Another thing we can do is change the occupancy standards. Occupancy standards mean how many people can live in a unit. What we are looking at is changing that to two people per bedroom no matter what sex.*

*For 2005 it looks like it's going to be the same. We had a 13% reduction in administrative fees and they are proposing an additional cut in administration. This year we get administrative dollars for all the units we have leased. We no longer get the money per family so if we are down we don't get as much to operate the program, therefore we will have to lay off staff. Last year we had to lay off one full time employee. We are not only going to have to ratchet down on lease-up but staff as well.*

*Utility allowances are something we have to give our families. We are talking about limiting the amount of the utility allowance the family's can get. Again this will push up the family's portion of the rent and lower our portion.*

*We are probably going to be held at 750 families instead of our original 822 and at the same time lower costs. If we lower payment standards it's going to take at least a year to have an affect on existing households because basically we have to give them at least a years notice that their rents going to go up.*

**COMMUNITY EDUCATION**

*Ruby Mason stated that we could go on the radio talk shows and that letters to the Editor were very effective in getting client stories out. but we do need more ideas on how to get this information out*

**CONCLUSION**

*In conclusion Ruby Mason stated that it appears the most urgent needs for shelter are for:*

- Women / Children shelter



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

- *Rehabilitation / New Construction*
- *Information on rentals private affordable units*
- *Housing for persons that are coming out of the justice system*

**ADJOURNMENT**

*There being no further discussion the meeting was adjourned at 11:05 a.m. by Ruby Mason, Executive Director*

*Respectfully Submitted,*

*Bobbie Wojtecki  
Recording Secretary*

**RESIDENT ADVISORY BOARD MEETING  
MID-COLUMBIA HOUSING AUTHORITY  
COLUMBIA GORGE HOUSING AUTHORITY  
THURSDAY FEBRUARY 24 2005  
COMMODORE II COMMUNITY ROOM  
312 COURT STREET  
THE DALLES, OREGON 97058**

**RESIDENTS IN ATTENDANCE** Lester Troeh (Hood River): Jewell Culley (The Dalles): John Doyle (The Dalles)

**ATTENDANCE MCHA STAFF** Ruby Mason (Executive Director): Bobbie Wojtecki (MCHA Recording Secretary): Laura Buhl (MCHA Program Assistant)

**GUESTS** Ron Rubino (Legal Aid)

**INTRODUCTIONS** The Resident Advisory Meeting began at 10:30 A.M. with Ruby Mason welcoming the residents present and thanked them for coming. Each one present introduced themselves and told a little something about what their situation was like when they went on the program. Ruby Mason pointed out that Laura Buhl has been a great asset for us and has been working on and completed the needs assessment.

**OVERVIEW OF PLANNING PROCESS** **Role of the Resident Advisory Board:** Ruby Mason explained that every year HUD requires that we update our Annual Plan. It is very important for us to get input from people that are participating in our program. We now have developed a new Plan for the next 5 years and a new 1 Year Plan for the

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

coming year. It will be available in our office for review before the Public Hearing on 3/30/05.

**Schedule for Completion of 5-Year Plan:** In order to develop these two Plans there is quite a lengthy process that we are required to go through. In October we had our first meeting and introduced some of the residents to the planning process. Since then Laura has been collecting additional information on youth in our area. We also had a Public Meeting on 12/6/05 and 12/7/05 where we had organizations that assist low income families come and tell us from their perspective what the needs were. The reason for today's meeting is, now that we have the draft plan we need to review it with them and our Board of Commissioners before submitting it to HUD on 4/15/05. We are still able to take comments and consider them up until the time we submit it to HUD.

**NOMINATION OF RESIDENTS  
TO SERVE ON MCHA AND  
CGHA BOARD OF  
COMMISSIONERS**

Ruby Mason explained that another part of the plan and requirement by HUD is to have a resident serve on the Board of Commissioners for each Housing Authority. We have Columbia Gorge Housing Authority (CGHA) in Washington and Mid-Columbia Housing Authority (MCHA) in Oregon which meet on a monthly basis and are the policy board for the housing authority. Our umbrella organization which is the Department of Housing and Urban Development (HUD) thinks that it is important enough that it was put in the law to have a Section 8 Participant serve on our Board of Commissioners. Right now we do have a vacancy on both boards and would like to nominate a resident who could serve on the Board of Commissioners. Ruby asked if anyone of the three residents attending would be willing to serve and explained that what would be involved would be attending meetings, reading the materials that they are given in their packets that are mailed to them ahead of time and being willing to participate by giving feed back as to what the issues and concerns of the residents are. Les Troeh has served in the past. Les Troeh volunteered to continue if that was the wish of the rest of the residents. Jewell

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

Culley and John Doyle stated that it would be fine with them. Ruby stated that the meetings are public meetings and we give the media advance notice prior to each meeting so if any resident /Section 8 participant would like to come they are welcome to come to the Board meetings and participate or just come and listen.

**FUNDING ISSUES FOR 2005**

**Limited Resources - # of Families Served:** Ruby Mason stated that our parent organization Department of Housing and Urban Development (HUD) has changed the funding that we get from a unit based program to a budget based program. This means that they would give us enough money to help so many families and we were able to have an annual contribution with HUD to assist 822 families in the gorge. Because of budget constraints they now want to limit the growth of the Section 8 Program. Now they are giving us a set amount of money and told us we can help as many families as you can with that set amount. In order to figure out the amount we were to receive, they took for their base the number of families we had under lease last May, June and July, they averaged out the housing payments that we made for that period and that was the maximum we would get for the next year. When it gets to HUD they have another formula they use which is rather complicated and hard to explain but they add inflation to that and then start subtracting all these set asides from this one big pot of money. Then they take what is left and prorate it among the housing authorities. What we end up with is much less than what we did during that average period last year.

Ruby Mason explained since everyone present was from Oregon we would just go over the Program Utilization for Oregon. We are currently serving 509 families compared to what was in our original base of 551 families. To answer Les Troeh Ruby explained 509 are 92% of the 551 which is the maximum used under the ACC units. We have never been under 98% lease-up until this past year. We've been in a situation that we didn't know what

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

was happening and we've been cautious and not issuing new vouchers to families because we were afraid we weren't going to have enough funding to continue them on the program. Our waiting list has continued to get longer than when we had the meeting in December. Some of our participating organizations said their clients aren't even going to apply. They have just given up because they can't wait that long.

Ruby Mason stated that in January 2005 we got from HUD \$192,418 and our Housing Assistance Payment (HAP) Expense was \$183,282.81. We are 98% utilized from the money available. Our average housing payment was \$360.08/mo. which means we can only help 524 families. The Columbia Gorge Housing Authority (CGHA) started with 271 as our base line and we can only assist 254 so altogether we've lost the ability to assist 50 families in the Columbia Gorge. This translates to a lot of hardship in our community. Unfortunately there is no other resource to help fill the gap. In Washington we do have the HOME Tenant Based Assistance Program which awarded us a quarter of a million dollars which will serve about 40 families. The money is from HUD but goes through the State of Washington. On the Oregon side the legislators decided to cut the program that allows for match money that's required for HOME. We did get some donations from the community last year as a result of some of the articles in the paper so we do have a little local match. It matched \$5.00 to \$1.00. Part of our goal is to work in partnership with other organizations because if we could get match for that we could get more money for HOME. We can't match federal dollars with other federal dollars. If we could work with the Community Action Program (CAP) for some of their State resources and be able to put part of that money as match to HOME we would have some more federal dollars coming in to help more of the urgent housing needs in our community. The projection for 2006 is not much better but on the positive side the Section 8 Program is one of the only programs in the HUD budget that received any

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

increase at all. We are optimistic that we will be able to serve at least the 534 in Oregon and 264 in Washington.

**Payment Standards:** Ruby Mason stated we have been brain storming with the Board, our Staff and other organizations on how we can spread the limited dollars that we have to the most families. When we do it's going to have an impact on the residents. One of the things that happened last year was that the Fair Market Rents were changed at the HUD level. Our one bedroom rents went down by \$100. We had to lower our Payment Standards for our one bedrooms. Ruby stated that they probably got a notice already letting them know that if they have a one bedroom voucher in The Dalles the payment standard is lower so next year on their annual review it means they are going to pay more for rent if their rent is at the Payment Standard or above.

Ruby Mason stated that we did a special report where we found out how many people had a one bedroom voucher and were renting two bedrooms. What we found was that over 50% of the one bedroom voucher holders are renting two bedrooms. This indicates that we've set the Payment Standards to high in the past which allows people to have an extra bedroom but we don't have that privilege anymore. The unfortunate part now is that everyone is already moved in and if they are disabled or elderly it is hard to move and a couple years later they are going to have to pay about \$70/mo. more. It could create a substantial hardship.

**Occupancy Standards:** Ruby Mason stated that some of the other housing authorities have changed is the Occupancy Standards. Occupancy Standards is when a Voucher is issued we base it on how many families are in the household. To answer Ron Rubino, Ruby stated that there are a very small number of efficiency apartments in our area. Laura Buhl stated that in the Oregon Comprehensive Plan there's a table that states the need for number of

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

apartments with rent lower than \$430/mo. That same table has enumerated how many subsidized units there are. It doesn't say whether those subsidized units have rents below \$430/mo.

Ruby Mason stated that Google is coming into The Dalles and there will be 50 new jobs. There is also a rumor that another company bought 30 acres so there are possibly more jobs coming in and what happens is that it really puts the demand on housing. What we've found in our program is the most strain that we have on Section 8 Housing is not during the down times when people are out of work but when there's a boom and the housing market is tight. The prices go up and there's little availability for housing. We get more people needing housing and on our waiting list during good times than during down times. Ruby stated that she is expecting things to get much worse in the housing market during the next several years. Ruby also stated that if we were to change our occupancy standards to two people per bedroom it will be up to the families to decide how they want to use those bedrooms. Right now (i.e. Mom and one child get a two bedroom voucher and if they have two children of opposite sex that are older, Mom and two children could have a three bedroom) if we change the occupancy standards Mom and two children regardless of their sexes would only get a two bedroom. One and two people would get a one bedroom, three and four people would get a two bedroom, and five and six people would get a three bedroom. There wouldn't be a judgment call on the housing authority staff as to who gets what size bedroom. If there was a medical reason for them to have an extra bedroom such as a Social Worker saying they have to have an extra bedroom then we would have to give it to them.

**Minimum Rent:** Ruby Mason stated that right now we don't have a minimum rent but in the future we may have to set it at \$25 to \$50. If we choose to do that we would also have to have a hardship provision which allows a person to request to waive the minimum rent. Ruby stated that by changing the

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

minimum rent is not really a great saver of federal money so she isn't proposing changing this for awhile. What we have done though is to limit Portability.

**Portability:** Ruby Mason explained that Portability under the current voucher rule is that you can take your voucher to another area and continue assistance. Because of budget constraints we have run into problems when a family wants to move from our area to an area with higher payment standards. If the area our tenant wants to move to is full and they can't absorb we have to continue with our voucher and pay the higher payment standard. Now that we only have just a set amount of dollars to work with we have set a policy that we can not allow someone to move to an area with a higher payment standard unless they have a disability or documented medical reason. We can't justify them moving to another area higher in rent unless they have a Reasonable Accommodation.

Ruby Mason stated that the housing authorities in Oregon are proposing a model plan for administering the voucher program. They have been looking at the limited resources and have eliminated portability altogether.

**Interim Re-Exams:** Ruby stated that another consideration we are looking at is changing our policy on interim re-exams which right now if you have a change in income during the year and you report it and it's a decrease we will make a change. If it's an increase it's not required that it be reported until the annual review and rent portions won't change until then. This hasn't changed yet but we may have to start looking at all increases and changing rents during the year as well.

In conclusion Ruby Mason stated that this is the Funding issues for 2005 and for 2006 we don't know how the budget is going to affect us. It's probably not going to be any better so we have to continue to look at ways to be more efficient in our office and try

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

to maximize the resource to assist as many families as we can.

**HOUSING NEEDS  
ASSESSMENT – COMMUNITY  
SURVEY / LAURA BUHL**

**Economic Situation of our five Counties:** Laura Buhl stated that incomes have gone up but still lag behind the average income of both Washington and Oregon. In Sherman County the income is one-third less than the whole state of Oregon. Poverty rates have gone down but still are higher than the average. Klickitat County has the highest poverty rate in our area at 17% compared to the state of Washington which is 10.6%. The state of Oregon has an 11.6% poverty rate and all of our three counties in Oregon are at 13% or higher. The average for our 5 county area is 14.4%.

**Affordability:** Laura Buhl stated that the further east you get into our area the more affordable the area becomes. Hood River is the least affordable despite the fact that it has nearly one-third less income than the state of Oregon. Its average rent is over \$100/mo. more than the state of Oregon average. This makes it very difficult for people to find places to rent and to buy a house it's the least affordable county in the state. Sherman County is the most affordable county in the state to buy a house but has an unemployment rate of 11.1% which is the highest in the state. On the Washington side Klickitat County is a little more affordable than Skamania County but has a higher amount of unemployment and poverty.

**Elderly:** Laura Buhl stated the elderly live on a fixed income such as Social Security so this is a group that needs to be looked at in terms of housing affordability because Social Security does not pay a lot. In Sherman County the age group of sixty-five and higher is the only age group that grew. It grew by 10% but every other age group diminished. The population as a whole is less than 1%. The state listed a need in Sherman County for nine subsidized units and in January we just finished Sage Wind Manor, in Moro, which has twelve units. Nine units are filled and three are still vacant.



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**Ethnic Groups:** Laura Buhl stated that the main non-white group that we have is the Hispanic population. It has grown considerably and between 1998 and 2000 in Wasco County it quadrupled in size. In Wasco County that's about 9% and Hood River is at 25% which is about a quarter of the population. The growth rate of Hispanics in Hood River was slower but was still at 90% and in Wasco County it was about 200%. The Hispanic population has a higher rate of poverty than Whites which is the majority. What this means is that housing affordability as a group is a more vital issue that we need to look at. In Wasco County we have available to the Hispanics two complexes that are for farm workers, this doesn't mean that they are only for Hispanics, but it just so happens that most farm workers are Hispanic. Laura stated that according to the 2000 Census Klickitat County has the highest percentage of Native Americans at 3.5% which is 665 people. The other Counties are a very small number. They also hold a higher rate of poverty but not as high as Hispanics.

**Housing Quality:** Laura stated that often times low income people don't have enough money to pay for housing they end up living in places of lower quality. In general the housing in the Mid-Columbia area is lower quality than the state as a whole. That was tabulated by counting how many units don't have complete plumbing, complete kitchen facilities, not connected to a sewage system or cesspool; don't receive their water from a well or water system and no heat source. Skamania County has 5% of its housing without complete plumbing which is five times the percentage of Washington as a whole. Both Hood River and Wasco County have similar housing quality finds. Sherman County was actually better possibly because it has a higher rate of home ownership. Four percent in Wasco and Hood River Counties have a water source other than a well or water system.

Ron Rubino stated that Oregon now ranks as the

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**

[24 CFR Part 903.5]

second most rent burdened state in the nation. Proportionate to our income Oregonians pay a greater percentage of their income for rent than any other state but one, in the nation. Laura stated that Sherman County is one of seven Oregon counties that have over 50% of its renters that are rent burdened. If you are a home buyer Sherman County would be a great place to be but if you are a renter it is not.

**Overcrowding:** Laura stated that overcrowding could be a signal of lack of affordability in an area and also can be an indication of the hidden homeless, people who aren't on the street but are really homeless. They wish to have a home of their own and do not, so they end up living with relatives or sleeping on a friends couch. Hood River County had the most overcrowding of renters at 19%. Overcrowding in the State is at 3%.

**Special Needs:** Laura stated that the first thing is the homeless. This is not seen as a homeless area but there is a problem. In the interviews and meetings with the community apart from the affordability is the need for homeless shelters. There is a need for renter education so they can learn how to be good renters and not burn their bridges. Ruby Mason stated that we got a phone call from a mother of a developmentally disabled adult who stated that she was aware of a shortage of housing for developmentally disabled individuals in our community and would like this to be mentioned in our plan.

**ADJOURNMENT**

There being no further discussion the meeting was adjourned at 12.20 P.M. by Ruby Mason, Executive Director.

Respectfully Submitted,

Bobbie Wojtecki  
Recording Secretary

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**PHA Plan**  
**Table Library**

**Component 7**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**  
**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

	Measures	
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**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
[24 CFR Part 903.5]

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
 [24 CFR Part 903.5]

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 2009**  
 [24 CFR Part 903.5]

**Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>